



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego
Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Rick Fordem
Chairman

John Gibson
Councilman

Cliff Leary
Vice Chairman

Jerry Hollingsworth
Councilman

Bob Parker
Councilman

**DRAFT – SUBJECT TO GFDC
APPROVAL SEPTEMBER 21, 2004**

MINUTES OF August 17, 2004

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Rick Fordem	Peter Drinkwater
Cliff Leary	Willie Vasquez
John Gibson	Lee Ann Lardy
Robert Parker	Reggie Angquico
	Jennifer Kaylor

*For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairman Rick Fordem called the meeting to order at 6 p.m. All Council members were present with the exception of Jerry Hollingsworth.

2. APPROVAL OF MINUTES

Mr. Leary made a motion that the minutes of July 20, 2004 be approved as submitted. Mr. Parker seconded the motion.

3. CHAIRMAN'S REPORT

Deferred by Mr. Fordem.

4. AIRPORT DIRECTOR'S UPDATE

No update by Mr. Drinkwater

5. ACTING AIRPORT MANAGER'S UPDATE

Mr. Vasquez had five items for his update:

- a. AWOS - FAA Control Tower is working on the Letter of Agreement to start using the ceilometer and expect that it will take about 30 to 45 days.
- b. COMPLIANCE INSPECTIONS - Approximately 580 hangars, office and storage areas were inspected and 27 hangars were identified as not being in compliance. Letters will be sent out to the Lease Holders identifying the violations.
- c. RUNWAY 27R - Bids were open on August 12, 2004 for 27R and the lowest bidder is Hanson Aggregates who also constructed 27L. Tentative start date for the construction is late September to mid October.
- d. NON-MOVEMENT MARKERS – Markers will be placed at edges of leaseholds between the taxiways and the leases. A Letter of Agreement is in process with the FAA identifying movement/non-movement areas and the markings required.
- e. ALP - Two revisions were made on the ALP based on the last approved ALP by the GFDC. The first item addressed was the Building Restriction Line (BRL) on the west side of runway 17/35 and south of 27L. The second item is a slight miscalculation in the runway visibility zone. On the BRL there was a change, the line went diagonally from the ends of the runway to the tower and was based on the tower line of sight. The revised ALP keeps the building restriction line parallel with the taxiway where it intersects the runway visibility zone and moving it over parallel with the taxiway and to the west creates a tower line of sight. In this zone it may be possible to have construction of buildings studied on a case-by-case basis to ensure that it does not interfere with the tower line of sight. The revised ALP is being submitted to the FAA for final approval.

Mr. Fordem commented that the revised plan is a win-win situation for everybody. Mr. Fordem also said that he spoke with Margie Drilling from the FAA and that she explained the FAA feels comfortable with the revised plan. Mr. Fordem then called Cindy DeGruchy, representing San Diego Aircraft, to hear her opinion on the revised plan.

Ms. DeGruchy stated that they were satisfied. However, San Diego Aircraft is still negatively affected by the changes but the revised plan is a great improvement.

Mr. Fordem said it is his understanding with Miss Drilling that if the GFDC approves the plan tonight the ALP will be signed and approved by the end of this week.

Mr. McDowell stated that he and Mr. Breise are both losing 50 feet of property that they have leased for several years because the BRL is being set back 300 feet instead of 250 feet, which is equal on all parts of the Airport except on their property.

Mr. Fordem praised Mr. McDowell for being an excellent tenant at Gillespie Field, and assured him that County of San Diego would take under consideration his situation.

Mr. Leary agreed with Mr. Fordem stating that there has been precedence set wherein part of the leased property of Mr. Breise was taken to extend the tower's security zone with fencing.

Ms. Lardy clarified that the land was removed from the Breise leasehold and transferred to the tower leasehold, in comparison to Mr. McDowell's situation where the land is still available for tie-downs.

Mr. McDowell agreed that he could put in five to six tie-downs. He has a sewer line traveling diagonally across his tie-down area preventing him from building hangars in that area. He praised County of San Diego staff for their effort in working on the ALP and working to convince the FAA that they were wrong. Mr. McDowell requested that he receive consideration to extend his lease. He has no problem paying for the time he used this area. With 14 years left on his lease, he believes that this is the most opportune time to extend it.

Mr. Drinkwater replied that legally the County of San Diego does not owe him anything but based on the contribution Mr. McDowell has made to the Airport, there may be ways to help him extend his lease. It needs to be thought through very carefully.

Ms. Trombi stated that in the grant assurances Mr. McDowell has the right for flexibility regarding his lease due to the loss of potential income and his ability to meet requirements set in his lease.

Ms. Lardy stated that Mr. McDowell has met all the requirements for his current lease and that his lease does not require any additional building.

Mr. Leary asked Mr. Vasquez if the problem with 27L was resolved with Hanson Aggregate, which is the same company awarded 27R.

Mr. Vasquez replied that the construction company would address the problem.

Mr. Drinkwater added that there are 37 failure points and Hanson will fix 27L when they construct 27R. Funds have been withheld from the company until corrections are made to 27L. Mr. Drinkwater is anticipating that all problems will be fixed.

6. REAL PROPERTY UPDATE

No update

7. EXCLUSIVE NEGOTIATION AGREEMENT TO DEVELOP THE WELD BOULEVARD SITE

Ms. Lardy provided information regarding the development of the Weld and Cuyamaca site proposed back in February (see attachment Item 7).

Mr. Gibson complemented Ms. Lardy, since this project will generate revenue and jobs. Mr. Gibson suggested that a preliminary environmental study take place before the contract is finalized. He suggested that Airports contact Mike Beck with the County of San Diego Planning Commission since he is working on a project at the San Diego River pertaining to storm water run-offs using natural means and that there is state funding for this type of project.

Mr. Hammerstrand stated he objected to the non-aviation use of the area. Ms Lardy pointed out this was for the area west of Cuyamaca Street. Mr. Hammerstrand withdrew his objection.

8. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED.

Ms. Trombi stated concern about the Helicopter FBO.

Mr. Drinkwater replied that Rick Reyes from Silver State Helicopters and Wayne Breise met with the Tower to sort out the requirements. A second meeting is scheduled with Tower Supervisor Jim Swain.

Mr. Vasquez added that Rick Reyes would meet with Jim Swain to draft a Letter of Agreement on operating procedures to abbreviate

communications between the helicopter pilots and the Tower. They are also looking at extending flight patterns.

Ms. Trombi questioned the responsibilities of the GFDC in regards to the Helicopter operations.

Mr. Gibson was wondering if the twelve acres along Marshall Avenue has ever been considered for Helicopter site.

Mr. Fordem replied that helicopter operations at Marshall Avenue has been debated numerous times, and disapproved. Addressing Ms. Trombi, Mr. Fordem stated that the GFDC's concern is from a safety or liability standpoint and proceeded to identify several points that needed to be answered at next month's meeting.

Mr. Drinkwater spoke regarding the responsibilities and obligations of leaseholders in accordance to FAR's, insurance requirements regarding flight training, operations and safety issues. They must work with County staff and the FAA. There is a partnership among the different entities with check and balances and ultimately the responsibilities go to the pilot and the instructor.

Mr. Fordem stated that the JPA requires the Council to be responsible for the overall safety of the Airport and he believes that the FAA Circulars are not being adhered to.

Mr. Parker reminded everyone not to be negative about the Helicopter operations and that they have an important role in the future.

Mr. Drinkwater asked Ms. DeGruchy for clarification regarding Mr. Breise's assurance to settle any conflicts between Silver State and the Tower.

Ms. DeGruchy stated that she was not aware of any dissatisfaction with the presence of Silver State at the Airport or the communication problem with the Tower but they would work to resolve any problems.

Mr. McDowell stated that 30 to 35 new tie-downs would soon be available at Gillespie to accommodate those being relocated from Palomar Airport.

9. OLD BUSINESS

Mr. Hammerstrand related that he had an incident with a helicopter that came too close to him while in his plane. He cautioned that having students increases the probability of accidents.

10. NEW BUSINESS

Mr. Hammerstrand said he was very interested in acquiring the nine acres west of Marshall, which can be used for aviation sales and supply. Mr. Fordem suggested that Mr. Hammerstrand contact Ms. Lardy on this issue.

Mr. Hammerstrand stated that the 70 acres of land should be divided by 5 acre parcels equaling 14 different leases. He suggested that it be distributed to those who are not currently leasing at Gillespie.

11. NEXT MEETING

Mr. Fordem adjourned the meeting at 7:15 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, September 21, 2004 in City Council Chambers, 200 E. Main Street, El Cajon.

By _____
Reggie Angquico, Office Support Specialist